

**Planning & Zoning Commission (PZC)
Thursday, May 3, 2018
7:30 PM
Council Chambers, Third Floor
Vernon Town Hall, Memorial Building
14 Park Place
Rockville / Vernon, CT**

APPROVED MINUTES

**RECEIVED
VERNON TOWN CLERK
18 JUN 14 PM 4:05**

1. Call to Order & Roll Call

- Meeting was called to order by Chairman Charles Bardes at 7:30pm.
- Regular members present: Chairman Charles Bardes, Wes Shorts, Ronald Scussel, Susan Reudgen, Joseph Miller and Roland Klee
- Alternate Members: Jesse Schoolnik, Iris Mullan and Charles Catania
- Absent Members: None
- Staff present: Marina Rodriguez, Town Planner
- Recording secretary: Cassandra Minor

2. Administrative Actions / Requests

2.1 Amendment / Adoption of Agenda- Additional business to be considered under agenda item #4 "Other Business"

- None

2.2 Communications received NOT related to Agenda Items

- None

2.3 Acceptance of Minutes of March 1, 2018

Wes Shorts made a motion to approve the minutes of March 15, 2018. Susan Reudgen seconded and the motion carried unanimously of present members.

3. Public Hearing and Action on Application

3.1 Application [PZ-2018-04] of Mark Peterson (JCM Associates, LLC) for a Modification of an already approved Plan of Development at #336 Center Rd. (Assessor's ID: Map 9, Block 23, Parcel 1A).

- Town Planner Marina Rodriguez read into record the public notice that was published in the Journal Inquirer on April 21, 2018 and April 28, 2018.
- Abutter notices were mailed April 26, 2018.
- The following Town and staff comments submitted to record: Fire Marshal: April 19, 2018, Traffic Authority: April 19, 2018, Wetlands Enforcement Officer: April 20, 2018, Building Official: April 23, 2018, Town Planner: April 24, 2018, Health Department: April 24, 2018 and Zoning Enforcement Officer: April 25, 2018
- Mark Peterson of Gardner & Peterson Associates, LLC spoke on behalf of the application.
- Cliff Chapman of Willow Brook Apartments spoke on behalf of the application.
- Survey Map was displayed
- 40 X 40 Storage building to be built on the premises.

- Compatible architectural design with existing buildings.
- Complies with zoning setbacks.
- No elimination of existing parking.
- No underground storage tanks/ no septic or sewer connection.
- No hazardous materials to be stored in storage building.
- Public hearing closed at 7:39PM.

Susan Reudgen made a motion to approve Application [PZ-2018-04] for the Modification of the previously approved site plan for Willow Brook Apartments at 335 and 336 Center Road. Assessors ID: Map 09, Block 015T, Parcel 021 and Assessors Map 09 Block 23 Parcel 01A, as amended to include that the vehicles or maintenance items will only be stored in the building and not worked on. Roland Klee seconded and the motion carried unanimously.

4. Other Business/Discussion

4.1. Receipt of Application

- None

4.2 Additional business to be considered should be introduced under PZC meeting agenda item “2.1 Amendment/ Adoption of Agenda” at the beginning of the meeting.

- None

5. Adjournment

Wes Shorts motioned to adjourn the meeting at 7:41pm. Susan Reudgen seconded and the motion carried unanimously.

Respectfully Submitted,



Cassandra Minor
Recording Secretary